

Introduced by Senator Bowen

February 25, 2000

An act to add Section 1940.8 to the Civil Code, relating to tenancies.

LEGISLATIVE COUNSEL'S DIGEST

SB 2127, as introduced, Bowen. Landlord and tenant: water and sewer services.

Existing law requires a landlord, if the landlord does not provide separate gas and electric meters for each tenant's dwelling, to disclose, and make specified written arrangements with a tenant for, payment for gas and electric service provided through the tenant's meter to areas outside the tenant's dwelling unit, if the landlord or the landlord's agent has knowledge that the gas or electric service provided through the tenant's meter serves any area outside the tenant's dwelling unit.

This bill would require a landlord that allocates water and sewer charges for each tenant's dwelling unit, but does not provide separate water and sewer meters for each unit, to explicitly disclose any separate water and sewer billing arrangements in lease agreements with tenants, and, if advertising a specific rental rate, to disclose in that advertisement any separate water and sewer billing arrangements in lease agreements with tenants.

Vote: majority. Appropriation: no. Fiscal committee: no. State-mandated local program: no.



The people of the State of California do enact as follows:

1 SECTION 1. Section 1940.8 is added to the Civil Code,
2 to read:

3 1940.8. A landlord that allocates water and sewer
4 charges for each tenant's dwelling unit, but does not
5 provide separate water and sewer meters for each unit,
6 shall do both of the following:

7 (a) Prior to the inception of a tenancy, explicitly
8 disclose any separate water and sewer billing
9 arrangements in lease agreements with tenants.

10 (b) If advertising a specific rental rate, disclose in that
11 advertisement any separate water and sewer billing
12 arrangements in lease agreements with tenants.

